

Thomas J. Vilsack
GOVERNOR
Sally J. Pederson
LT. GOVERNOR



MEMORANDUM

To: Christina Schaefer, Legislative Fiscal Bureau
From: John Stark, Department of General Services :
Date: February 1st, 2001
Re: Rep. Raecker's questions

A handwritten signature in black ink, appearing to be 'John Stark', written over the 'From:' line of the memorandum.

I have compiled the attached responses to Representative J. Scott Raecker's questions presented to Department of General Services Director Dick Haines during the department's recent budget presentation.

Based on your recollection and mine, I believe all questions have been addressed, however, if additional information is needed please don't hesitate to ask.

Attachments

cc: File
DGS Legislative Committee Members

RENTAL BUDGET

--Why is there a substantial increase from FY 01 to FY 02 in the department's budget request for outside services? (Schedule 6, page 91 of the Blue Book)

Included in the Outside Services budget line for FY 02 is the \$165,000 relocation request.

--What is the difference between the FY 02 department's request and the FY 02 Governor's recommendation? (Schedule 6, page **91** of the Blue Book)

The DCI lease had not been negotiated when the department prepared the rental budget request. The initial budget request for the lease was based on projected lease costs of \$320,000. The department was able to successfully negotiate a lower rate, thereby reducing our budget request by \$160,000.

--How much money is spent annually on property taxes for leases in the City of Des Moines?

The department has requested this information from landlords in the City of Des Moines and expect reports back later in February.

Attachments:

Spreadsheets for Seat of Government office space, Bold Move leases and storage and parking leases are attached. Seat of Government leases database reflects only those leases requested in the DGS budget request for FY 02.

Relocation spreadsheet detailing the \$165,000 request is attached

FLEET AUCTION RECEIPTS

--How much do we collect from fleet auctions and where in the budget is that reflected?

In FY 00, the department collected \$1,930,650 from the auction of state vehicles. This amount, together with \$5,948,980 collected from departments for state vehicle depreciation, is deposited into Fund 663 (commonly called the "depreciation account). From these monies, the department purchases approximately 500 vehicles annually. (Schedule 6, Blue Book page 128).

UTILITIES

--Why is there a decrease in expenditures with the increase in utilities cost?

The appearance of a decrease in the utilities expenditures from FY 01 to FY 02 is due to an accounting issue relative to FY 01.

1. DGS budgeted "Balance Brought Forward" is \$405,240; the balance LFB reported is \$22,518 which is the actual dollar amount of the "Balance Brought Forward", a difference of \$382,722. The exact amount of the "Balance Brought Forward" was not known until the budget system was closed in October, after the submission of the FY 02 budget.

Due to the timing issue, the "Balance Brought Forward" was not adjusted to the actual amount of \$22,518. If the adjustment had been made, the Utilities expenditures line would have been reduced from \$2,621,774 to \$2,239,052 which is in line with the department's request for FY 02.

2. The budget amount of \$170,000 is a combination of payments for control maintenance and SIFIC payments on energy saving projects.

With these two factors, the department adjusted the Utilities expenditures downward to be inline with the FY 00 actual. This is still an increase in the budget request for FY 02 from the FY 00 actual expenditures.

PROPERTY MANAGEMENT

--Why is there an increase in receipts, outside services and outside repairs and service? (Schedule 6, pages 99 and 100)

Intrastate receipts are typically \$40,000 to \$50,000 per year. FY 01 estimate reflects the Routine Maintenance money received and budgeted in the amount of \$307,205. The FY 02 Routine Maintenance money has not been approved or allocated and therefore is not reflected.

Outside Services in FY 01 reflects the Routine Maintenance money received and budgeted in the amount of \$100,000. The FY 02 Routine Maintenance money has not been approved or allocated and therefore is not reflected.

Outside Repairs and Services in FY 01 reflects the Routine Maintenance money received and budgeted in the amount of \$100,000. The FY 02 Routine Maintenance money has not been approved or allocated and therefore is not reflected.

Relocation Savings

	FY02	FY03	FY04	FY05	FY06	
* DCI Patrol - Hubbell (5,300 sq. ft.)						
Rent - Base	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	
Other Rent - Ops.	22,366	23,479	24,645	25,864	27,136	
Total	\$75,366	\$76,479	\$77,645	\$70,864	\$80,136	
^ DCI Patrol - Principal (5,576 sq. ft.)						
Rent - Base	\$54,087	\$54,087	\$54,087	\$54,087	\$54,087	
Other Rent Ops	39,367	45,277	52,080	59,886	68,864	
Total	\$93,454	\$99,364	\$106,167	\$113,973	\$122,951	
Cost Savings to relocate:	-518,088	-\$22,885	-\$28,522	-\$35,109	-\$42,815	-\$147,419
* DCI - Hubbell (2,300 sq. ft.)						
Rent - Base	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	
Other Rent - Ops.	9,706	10,191	10,698	11,236	11,798	
Total	\$32,706	\$33,191	\$33,698	\$34,236	\$34,798	
^ DCI - Principal (2,415 sq. ft.)						
Rent - Base	\$20,528	\$20,528	\$20,528	\$20,528	\$20,528	
Other Rent - Ops.	13,886	15,963	18,354	21,131	24,295	
Total	\$34,414	\$38,491	\$38,882	\$41,659	\$44,823	
Cost Savings to relocate:	-\$1,708	-53,300	-\$5,184	-67,423	-\$10,025	\$27,640
• Fire Marshall- Hubbell (4,000 sq. ft.)						
Rent - Base	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	
Other Rent Ops.	16,880	17,720	18,800	19,400	20,480	
Total	\$56,880	\$57,720	\$58,600	\$59,400	\$60,480	
^ Fire Marshall - Principal (4,160 sq. ft.)						
Rent - Base	\$35,360	\$35,360	\$35,360	\$35,360	\$35,360	
Other Rent - Ops.	30,368	34,944	40,186	46,218	53,165	
Total	\$65,726	\$70,304	\$75,546	\$81,578	\$88,525	
Cost Savings to relocate:	-\$8,848	-\$12,584	416,946	-\$22,178	-\$28,045	-\$88,601
* Adult - Hubbell (6,000 sq. ft.)						
Rent - Base	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	
Other Rent - Ops.	25,320	26,580	27,909	29,295	30,744	
Total	\$85,320	\$86,580	\$87,909	\$89,295	\$90,744	
^ DIA Adult Defenders Office (6,500 sq.ft.)						
Rent - Base	\$92,303	\$92,303	\$92,303	\$92,303	\$92,303	
Other Rent - Util.	2,520	2,646	2,778	2,917	3,063	
Total	\$94,823	\$94,949	\$95,081	\$95,220	\$95,366	
Cost Savings to relocate:	-\$9,503	-\$8,369	-57,172	45,925	-\$4,622	-\$35,591
Total Savings						-\$299,251
Less Relocation Costs						\$185,000
Overall Total Savings						-\$134,251

Agency's leases at Principal and DIA Adult Public Defender will need to be renegotiated in **FY02**. If **relocation** money is not funded, the amounts illustrated in *italics* for each lease in **FY02** (\$38,147) and subsequent years will need to be funded to renew the current

^ leases.

Cost savings as a result of collocating the above agencies into one Hubbell location, instead of renewing separate leases at their current leased locations. Total cost savings of \$299,251 less up-front relocation cost of \$165,000 for a net gain of \$134,251 over a five-year

* lease term.

	Relocation Savings					Attachment "C"
	FY02	FY03	FY04	FY05	FY06	
* DCI Patrol - Hubbell (5300 sq ft)						
Rent - Base	\$53,000	553,000	\$53,000	\$53,000	\$53,000	
Other Rent Ops.	22,366	23,479	24,645	25,864	27,136	
Total	\$75,366	\$76,479	\$77,645	\$78,864	\$80,136	
^ DCI Patrol - Principal (5,576 sq. ft.)						
Rent Base	\$54,087	\$54,087	\$54,087	\$54,087	\$54,087	
Other Rent - Ops.	39,367	45,277	52,080	59,886	68,864	
Total	\$93,454	\$99,364	\$106,167	\$113,973	\$122,951	
Cost Savings to relocate:	<i>-\$18,088</i>	<i>-\$22,885</i>	<i>-\$28,522</i>	<i>-\$35,109</i>	<i>-\$42,815</i>	<i>-\$147,419</i>
* DCI - Hubbell (2,300 sq. ft.)						
Rent Base	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	
Other Rent Ops.	9,706	10,191	10,698	11,236	11,798	
Total	\$32,706	\$33,191	\$33,698	\$34,236	\$34,798	
^ DCI -Principal (2,415 sq. ft.)						
Rent - Base	\$20,528	\$20,528	\$20,528	\$20,528	\$20,528	
Other Rent - Ops.	13,886	15,963	18,354	21,131	24,295	
Total	\$34,414	\$36,491	\$38,862	\$41,659	\$44,623	
Cost Savings to relocate:	<i>-\$1,708</i>	<i>-63,300</i>	<i>-\$5,184</i>	<i>-57,423</i>	<i>-\$10,025</i>	<i>-\$27,640</i>
* Fire Marshall- Hubbell (4,000 sq. ft.)						
Rent - Base	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	
Other Rent - Ops.	16,880	17,720	18,600	19,400	20,480	
Total	\$56,880	\$57,720	\$58,600	\$59,400	\$60,480	
^ Fire Marshall - Principal (4,160 sq. ft.)						
Rent - Base	\$35,360	\$35,360	\$35,360	\$35,360	\$35,360	
Other Rent - Ops.	30,368	34,944	40,186	46,218	53,165	
Total	\$65,728	\$70,304	\$75,546	\$81,578	\$88,525	
Cost Savings to relocate:	<i>-\$8,848</i>	<i>-\$12,584</i>	<i>-\$16,946</i>	<i>-\$22,178</i>	<i>- 5 2 8 , 0 4 5</i>	<i>-\$88,601</i>
* DIA Adult - Hubbell (6,000 so. ft.)						
Rent - Base	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	
Other Rent - Ops.	25,320	26,580	27,909	29,295	30,744	
Total	\$85,320	\$86,580	\$87,909	\$89,295	\$90,744	
^ DIA Adult Defenders Office (6,500 sq.ft.)						
Rent Base	\$92,303	\$92,303	\$92,303	592,303	\$92,303	
Other Rent Util	2,520	2,646	2,178	2,917	3,063	
Total	\$94,623	\$94,949	\$95,081	\$95,220	\$95,366	
Cost Savings to relocate:	<i>-\$9,503</i>	<i>-\$8,369</i>	<i>-\$7,172</i>	<i>-\$5,925</i>	<i>-\$4,622</i>	<i>-\$35,591</i>
Total Savings						-\$299,251
Less Relocation Costs						\$165,000
Overall Total Savings						-913,251

Agency's leases at Principal and DIA Adult Public Defender will need to be renegotiated in FY02. If relocation money is not funded, the amounts illustrated in italics for each lease in FY02 (\$38,147) and subsequent years will need to be funded to renew the current

leases.

Cost savings as a result of collocating the above agencies into one Hubbell location, instead of renewing separate leases at their current leased locations. Total cost savings of \$299,251 less up-front relocation cost of \$165,000 for a net gain of \$134,251 over a five-year

lease term.

STORAGE LEASES

Attachment "A"

Department/Board	Division	Address of Leased Space	City	Lease Start	Lease End	Sq. Footage	(Base rent) Sq. Ft./ Yr	Operating Expenses Sq. Ft./ Yr	Janitorial/ Sq. Ft./Year	Parking/ Yr	Other Rent/Yr	Annual rent	Landlord
Economic Development		727 E. 2nd Street	Des Moines	4/1/97	12/30/06	2,767	\$ 5.25	\$ -	\$ -	\$ -		\$ 14,527	Principal Mutual Life Ins. Company
General Services	Building Services	323 SW 8th Street - Suite 165	Des Moines	11/29/00	11/30/02	240	\$ 4.00	\$ -	\$ -	\$ -	\$ -	\$ 960	Hubbell Realty
Natural Resources	Administrative Services Admin.	323 SW 8th Street - Suite 166	Des Moines	11/29/00	11/30/02	950	\$ 3.64	\$ -	\$ -	\$ -	\$ -	\$ 3,460	Hubbell Realty
Totals for Seat of Government						3,957						\$ 18,947	

PARKING LEASES

Attachment "A"

Department/Board	Division	Address of Leased Space	City	Lease Start	Lease End	Sq. Footage	(Base rent) Sq. Ft./ Yr	Operating Expenses Sq. Ft./ Yr	Janitorial/ Sq. Ft./Year	Parking/ Yr	Other Rent/Yr	Annual rent	Landlord
General Services	Fleet & Mail	SE 5th Street	Des Moines	1/15/00	1/14/03	Parking Lot	\$ -	\$ -	\$ -	\$ 1,200		\$ 14,400	Mark Anderson
General Services	Fleet & Mail	401 SE 5th	Des Moines	12/1/00	Monthly	Parking Lot	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 12,000	Gary & Sharon Johnston
Public Safety	Fire Marshall	714 E. 2nd - Bldg. #165	Des Moines	6/1/99	6/30/01	Parking Lease				\$ 150		\$ 1,800	Principal Real Estate
Totals for Seat of Government												\$ 26,400	

DGS Budget Database

Attachment "B"

Department/Board	Division	Address of Leased Space	City	Lease Start	Lease End	Sq. Footage	(Base rent) Sq. Ft./ Yr	Operating Expenses Sq. Ft./ Yr	Janitorial/ Year	Parking/ Yr	Other Rent/Yr	Annual rent	Reimbursements	Budget Request	Landlord
Agriculture	Agricultural Development Authority	505 5th Ave., Ste 327	Des Moines	1/1/01	12/31/05	1,735	\$ 13.25	\$ -	\$ -	\$ -	\$ -	\$ 22,989	\$ 22,989	\$ -	The Graham Group, Inc.
Civil Rights Commission		211 E. Maple St.	Des Moines	5/1/98	4/30/03	11,015	\$ 7.30	\$ 5.53	\$ -	\$ -	\$ -	\$ 141,294	\$ -	\$ 141,294	Principal Real Estate
Cultural Affairs	Archival Storage		Des Moines	7/1/01	6/30/05	2,500	\$ 8.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 30,000	\$ -	\$ 30,000	
Economic Development		200 E. Grand Ave	Des Moines	10/1/96	9/30/06	36,218	\$ 8.50	\$ 7.77	\$ -	\$ -	\$ -	\$ 589,337	\$ 268,376	\$ 320,961	East Grand Office Park L.P.
Economic Development		727 E. 2nd Street	Des Moines	4/1/97	12/30/06	2,767	\$ 5.25	\$ -	\$ -	\$ -	\$ -	\$ 14,527	\$ 14,527	\$ -	Principal Real Estate
Education	College Student Aid Commission	200 10th St - 3rd floor	Des Moines	12/1/00	2/28/02	9,000	\$ 12.44	\$ -	\$ -	\$ -	\$ -	\$ 111,984	\$ 89,587	\$ 22,397	1000 Walnut Mgmt. Company d/b/a Hotel Fort Des Moines
Elder Affairs		200 10th St - 3rd floor	Des Moines	12/1/00	11/30/05	6,300	\$ 12.44	\$ -	\$ -	\$ -	\$ -	\$ 78,388	\$ -	\$ 78,388	1000 Walnut Mgmt. Company d/b/a Hotel Fort Des Moines
Ethics & Campaign Disclosure Board		514 E Locust St., Ste. 104	Des Moines	7/1/99	6/30/04	3,260	\$ 9.90	\$ 2.81	\$ -	\$ -	\$ -	\$ 41,445	\$ -	\$ 41,445	MPI, Inc.
Human Services	CSRU	1901 Bell Ave - 3rd floor	Des Moines	10/1/99	9/30/01	9,459	\$ 12.38	\$ -	\$ 6,491.71	\$ -	\$ -	\$ 123,547	\$ 81,580	\$ 41,967	Jann Realty L.P.
Human Services	Regional Office, Case Management, & Refugee Services	1200 University	Des Moines	8/1/99	6/30/10	18,063	\$ 5.79	\$ 5.33	\$ -	\$ -	\$ -	\$ 200,933	\$ 137,848	\$ 63,085	City View Partners, LTD
Inspections & Appeals	Adult Public Defender's Office	505 5th Ave., Ste 510	Des Moines	1/1/89	6/30/01	6,000	\$ 10.00	\$ 4.22	\$ -	\$ -	\$ 50,000.00	\$ 135,320	\$ -	\$ 135,320	The Graham Group, Inc.
Inspections & Appeals	Juvenile Public Defender's Office	505 5th Ave., Ste. 345	Des Moines	1/1/89	6/30/01	2,873	\$ 13.50	\$ 0.49	\$ -	\$ -	\$ 1,422.00	\$ 41,610	\$ -	\$ 41,610	The Graham Group, Inc.
Inspections & Appeals	Racing & Gaming Commission	717 E Court, Ste. B	Des Moines	12/31/96	11/30/01	4,600	\$ 16.11	\$ -	\$ -	\$ -	\$ -	\$ 74,100	\$ 74,100	\$ -	IA Motor Truck Assoc., Inc.
Public Employment Relations Board		514 E Locust St., Ste. 202	Des Moines	7/1/99	6/30/04	4,501	\$ 9.90	\$ 1.76	\$ -	\$ -	\$ 3,529.76	\$ 56,028	\$ -	\$ 56,028	MPI, Inc.
Public Health	Medical Examiner	402 SW 7th - Suite D	Des Moines	9/1/00	8/31/05	4,996	\$ 9.75	\$ 4.44	\$ -	\$ -	\$ -	\$ 70,893	\$ -	\$ 70,893	Hubbell Realty
Public Safety	DCI	613 E. 2nd Street	Des Moines	8/1/98	7/31/01	2,300	\$ 10.00	\$ 4.22	\$ -	\$ -	\$ 25,860.00	\$ 58,566	\$ -	\$ 58,566	Principal Real Estate
Public Safety	Fire Marshall	621 E. 2nd Street	Des Moines	1/1/97	12/30/01	4,000	\$ 10.00	\$ 4.22	\$ -	\$ -	\$ 34,930.40	\$ 91,810	\$ -	\$ 91,810	Principal Real Estate
Public Safety	DCI - State Patrol	629 E. 2nd Street	Des Moines	1/1/97	12/30/01	5,300	\$ 10.00	\$ 4.22	\$ -	\$ -	\$ 54,669.26	\$ 130,035	\$ -	\$ 130,035	Principal Real Estate
Public Safety	DCI - Dry-Labs	920 Morgan	Des Moines	3/1/01	8/28/06	14,400	\$ 4.50	\$ 5.50	\$ -	\$ -	\$ 16,000.00	\$ 160,000	\$ -	\$ 160,000	Hubbell Realty
Totals for Seat of Government						149,287						\$ 2,172,806	\$ 689,007	\$ 1,483,800	

NOTE:
 The **DGS budget database** figures for individual leases may not agree to the Seat of Government (SOG) database.
 The **SOG database** is based on the actual lease agreements in effect today.
 The **DGS budget database** includes the following, which are not reflected in the SOG database:
 (1) Funding for relocations.
 (2) Projected rates for lease renewals.
 (3) New lease requests (i.e. Cultural Affairs).

Seat of Government Leases

Attachment "A"

Department/Board	Division	Address of Leased Space	City	Lease Start	Lease End	Sq. Footage	(Base rent) Sq. Ft./ Yr	Operating Expenses Sq. Ft./ Yr	Janitorial/ Sq. Ft./Year	Parking/ Yr	Other Rent/Yr	Annual rent	Landlord
Agriculture	Agricultural Development Authority	505 5th Ave , Ste 327	Des Moines	1/1/01	12/31/05	1,735	\$ 13.25	\$ -	\$ -	\$ -	\$ -	\$ 22,989	The Graham Group, Inc
Civil Rights Commission		211 E. Maple St.	Des Moines	5/1/98	4/30/03	11,015	\$ 7.30	\$ 5.53	\$ -	\$ -	\$ -	\$ 141,294	Principal Mutual Life Insurance Co
Commerce	Credit Union	200 E. Grand Ave, 3rd floor, Ste. 320	Des Moines	10/1/96	9/30/06	2,267	\$ 8.50	\$ 7.05	\$ -	\$ -	\$ -	\$ 35,252	East Grand Office Park L.P.
Commerce	Banking	200 E. Grand Ave, 3rd floor, Ste. 300	Des Moines	10/1/96	9/30/06	7,307	\$ 8.50	\$ 7.05	\$ -	\$ -	\$ -	\$ 113,624	East Grand Office Park L.P.
Commerce	Insurance Division, Administrative Services & Utilities Division	300 E. Maple Ste. 330	Des Moines	12/1/97	11/30/07	51,878	\$ 10.12	\$ 4.20	\$ -	\$ 25,939	\$ -	\$ 768,832	Principal Mutual Life Insurance Co.
Economic Development		200 E. Grand Ave	Des Moines	10/1/96	9/30/06	36,218	\$ 8.50	\$ 7.77	\$ -	\$ -	\$ -	\$ 589,337	East Grand Office Park L.P.
Education	College Student Aid Commission	200 10th St - 3rd floor	Des Moines	12/1/00	2/28/02	9,000	\$ 14.00	\$ -	\$ -	\$ -	\$ -	\$ 126,000	1000 Walnut Mgmt. Company d/b/a Hotel Fort Des Moines
Elder Affairs		200 10th St - 3rd floor	Des Moines	12/1/00	11/30/05	6,300	\$ 12.45	\$ -	\$ -	\$ -	\$ -	\$ 78,435	1000 Walnut Mgmt. Company d/b/a Hotel Fort Des Moines
Ethics & Campaign Disclosure Board		514 E Locust St., Ste. 104	Des Moines	7/1/99	6/30/04	3,260	\$ 9.90	\$ 2.81	\$ -	\$ -	\$ -	\$ 41,445	MPI, Inc.
Human Services	CSRU	1901 Bell Ave - 2nd floor	Des Moines	7/1/98	6/30/01	11,000	\$ 11.50	\$ -	\$ 6,600	\$ -	\$ -	\$ 133,100	Jann Realty L.P.
Human Services	Bureau of Collections	715 - 719 E. 2nd Street	Des Moines	10/1/00	9/30/01	12,013	\$ 7.25	\$ 6.23	\$ -	\$ 6,006	\$ -	\$ 167,942	Principal Mutual Life Insurance Co.
Human Services	CSRU	1901 Bell Ave - 3rd floor	Des Moines	10/1/99	9/30/01	9,459	\$ 12.00	\$ -	\$ 5,675	\$ -	\$ -	\$ 119,183	Jann Realty L.P.
Human Services	Data Management	215 Keo Way - 3rd floor	Des Moines	12/1/98	12/31/01	16,860	\$ 12.59	\$ -	\$ -	\$ 28,350	\$ -	\$ 240,617	General Growth Companies, Inc A Delaware Corp
Human Services	Governor's Developmental Disabilities Council	617 E. 2nd Street	Des Moines	7/1/98	6/30/03	1,864	\$ 7.75	\$ 4.97	\$ -	\$ -	\$ -	\$ 23,710	Principal Mutual Life Insurance Co.
Human Services	Collection Services	727 E. 2nd Street	Des Moines	7/1/98	6/30/03	11,160	\$ 7.30	\$ 5.36	\$ -	\$ -	\$ -	\$ 141,286	Principal Mutual Life Insurance Co.
Human Services	HIPP	730 East 4th Street	Des Moines	5/1/99	4/30/04	2,660	\$ 7.90	\$ 5.36	\$ -	\$ -	\$ -	\$ 35,272	Principal Mutual Life Insurance Co.
Human Services	of Collections & Foster Care Recovery Unit	400 SW 8th Street	Des Moines	9/1/99	8/31/04	24,386	\$ 9.75	\$ 4.22	\$ -	\$ -	\$ -	\$ 340,668	Hubbell Realty
Human Services	Income Training Academy	401 SW 7th - Suite G	Des Moines	9/1/00	8/31/05	4,819	\$ 9.75	\$ 4.22	\$ -	\$ -	\$ -	\$ 67,321	Hubbell Realty
Human Services	Regional Office, Case Management, & Refugee Services	1200 University	Des Moines	8/1/99	6/30/10	18,063	\$ 5.79	\$ 5.33	\$ -	\$ -	\$ -	\$ 200,933	City View Partners, LTD
Inspections & Appeals	Adult Public Defender's Office	505 5th Ave., Ste 510	Des Moines	1/1/89	6/30/01	5,320	\$ 13.00	\$ 0.38	\$ -	\$ -	\$ 1,110	\$ 72,292	The Graham Group, Inc.
Inspections & Appeals	Juvenile Public Defender's Office	505 5th Ave., Ste. 345	Des Moines	1/1/89	6/30/01	2,873	\$ 13.00	\$ 0.46	\$ -	\$ -	\$ 1,422	\$ 40,093	The Graham Group, Inc.
Inspections & Appeals	Racing & Gaming Commission	717 E Court, Ste. B	Des Moines	12/31/96	11/30/01	4,600	\$ 15.21	\$ -	\$ -	\$ -	\$ -	\$ 69,966	IA Motor Truck Assoc., Inc.
Iowa Finance Authority	HUD divison	500 SW 7th, Ste. 104	Des Moines	5/1/00	4/30/02	4,614	\$ 6.87	\$ 8.13	\$ -	\$ -	\$ -	\$ 69,210	
Iowa Finance Authority		100 E. Grand, 2nd floor, Ste. 250	Des Moines	10/1/96	9/30/06	8,777	\$ 8.50	\$ 6.98	\$ -	\$ -	\$ -	\$ 135,868	East Grand Office Park, L.P.
Iowa Finance Authority		200 E. Grand, 3rd floor, Ste. 350 -	Des Moines	10/1/96	9/30/06	3,596	\$ 8.50	\$ 6.98	\$ -	\$ -	\$ -	\$ 55,666	East Grand Office Park, L.P.

Seat of Government Leases

Attachment "A"

Department/Board	Division	Address of Leased Space	City	Lease Start	Lease End	Sq. Fbotage	(Base rent) Sq. Ft./ Yr	Operating Expenses Sq. Ft./ Yr	Janitorial/ Sq. Ft./Year	Parking/ Yr	Other Rent/Yr	Annual rent	Landlord
Iowa Technology		401 SW 7th - Suite N	Des Moines	12/15/00	12/31/05	6,351	\$ 9.75	\$ 4.22	\$ -	\$ -	\$ -	\$ 88,723	Hubbell Realty
Iowa Workforce Development	Job Services	215 Keo Avenue - 1st & 2nd floors	Des Moines	7/1/93	6/30/04	33,720	\$ 10.65	\$ -	\$ 14,748	\$ -	\$ -	\$ 373,866	General Growth Companies Inc , A Delaware Corporation
Iowa Workforce Development	Job Services	7660 University	Clive	7/1/93	6/30/04	6,000	\$ 9.18	\$ -	\$ 6,300	\$ -	\$ -	\$ 61,380	West University Center Limited Partners
Justice	Consumer Advocate	300 Maple Street	Des Moines	12/1/97	11/30/07	9,524	\$ 10.12	\$ 5.92	\$ -	\$ 4,762	\$ -	\$ 157,527	Principal Mutual Life Insurance Co.
Natural Resources	Environmental Protection Division	7900 Hickman Rd	Windsor Heights	7/1/00	6/30/05	19,836	\$ 9.81	\$ -	\$ -	\$ -	\$ -	\$ 194,591	Ingram Entertainment Inc.
Natural Resources	Water Supply & FOS	401 SW 7th Street, Ste. I & M	Des Moines	12/1/00	11/30/05	13,183	\$ 9.75	\$ 4.22	\$ -	\$ -	\$ -	\$ 184,167	Hubbell Realty
Public Employment Relations Board		514 E Locust St., Ste. 202	Des Moines	7/1/99	6/30/04	4,501	\$ 9.00	\$ 1.68	\$ -	\$ -	\$ -	\$ 48,071	MPI, Inc.
Public Health	Medical, Dental, Pharmacy & Dental Boards	400 SW 8th Street	Des Moines	9/1/99	8/31/04	16,296	\$ 9.75	\$ 4.22	\$ -	\$ -	\$ -	\$ 227,660	Hubbell Realty
Public Health	Medical Examiner	402 SW 7th - Suite D	Des Moines	9/1/00	8/31/05	4,996	\$ 9.75	\$ 4.22	\$ -	\$ -	\$ -	\$ 69,794	Hubbell Realty
Public Safety	DCI	613 E. 2nd Street	Des Moines	8/1/98	7/31/01	2,415	\$ 6.50	\$ 5.00	\$ -	\$ -	\$ -	\$ 27,773	Principal Mutual Life Insurance Co.
Public Safety	Fire Marshall	621 E. 2nd Street	Des Moines	1/1/97	12/30/01	4,160	\$ 7.31	\$ 6.35	\$ -	\$ -	\$ -	\$ 56,826	Principal Mutual Life Insurance Co.
Public Safety	DCI - State Patrol	629 E. 2nd Street	Des Moines	1/1/97	12/30/01	5,576	\$ 8.70	\$ 6.13	\$ -	\$ -	\$ -	\$ 82,692	Principal Mutual Life Insurance Co.
Public Safety	ISP - Vehicle Theft	5554 N.E. 14th	Des Moines	8/1/97	7/31/02	9,040	\$ 4.30	\$ 1.17	\$ -	\$ -	\$ -	\$ 49,449	John D. & Virginia C. Klenm
Public Safety	DNE	709 E. 2nd Street	Des Moines	9/1/95	8/31/05	4,428	\$ 6.44	\$ 5.18	\$ -	\$ -	\$ -	\$ 51,453	Principal Mutual Life Insurance Co.
Public Safety	DCI - Dry-Labs	920 Morgan	Des Moines	3/1/01	8/28/06	14,400	\$ 4.50	\$ 5.50	\$ -	\$ -	\$ -	\$ 144,000	Hubbell Realty
Revenue & Finance	Collections Unit	401 SW 7th Street, Ste. C	Des Moines	7/1/00	6/30/05	8,379	\$ 9.75	\$ 4.22	\$ -	\$ -	\$ -	\$ 117,055	
Revenue & Finance	Iowa Lottery	2015 Grand Ave	Des Moines	9/1/00	8/31/05	30,000	\$ 10.75	\$ -	\$ -	\$ -	\$ -	\$ 322,500	Rich Saffris % Grand Ave. Assoc.
Transportation	Motor Vehicle	100 Euclid Ave - Upper level	Des Moines	2/17/92	6/30/04	16,094	\$ 6.79	\$ 5.78	\$ -	\$ -	\$ -	\$ 202,302	HPM Investment, Inc
Transportation	Motor Vehicle	100 Euclid Ave - Lower level	Des Moines	2/17/92	6/30/04	29,370	\$ 6.00	\$ 5.78	\$ -	\$ -	\$ -	\$ 345,979	HPM Investment, Inc.
Transportation	Aviation	100 Euclid Ave - Upper level	Des Moines	2/17/92	6/30/04	3,574	\$ 8.00	\$ 5.78	\$ -	\$ -	\$ -	\$ 49,250	HPM Investment, Inc.
Totals for Seat of Government						512,887						\$ 6,685,389	

BOLD MOVE LEASES

Attachment "A"

Department/Board	Division	Address of Leased Space	City	Lease Start	Lease End	Sq. Footage	(Base rent) Sq. Ft./ Yr	Operating Expenses Sq. Ft./ Yr	Janitorial/ Sq. Ft./Year	Parking/ Yr	Other Rent/Yr	Annual rent	Landlord
Attorney General	Crime Victim Assistance Division	100 Court Ave., Ste. 100	Des Moines	3/1/99	2/28/02	4,334	\$ 16.00	\$ -	\$ -	\$ 9,261	\$ -	\$ 78,605	Liberty Court Operating Assn. A New Mexico Limited Partnership
Corrections	Also, Board of Parole & Iowa Prison Industries	420 Keo Way	Des Moines	12/15/98	1/3/02	34,658	\$ 14.00	\$ -	\$ -	\$ 41,354	\$ -	\$ 529,366	Holmes Murphy & Assoc., Inc.
Office of Drug Control Policy		401 SW 8th Street, Ste. 401	Des Moines	3/17/00	11/30/01	2,963	\$ 4.50	\$ 5.16	\$ -	\$ -	\$ -	\$ 28,623	
Regents, Board of		100 Court Ave., Ste. 203 & 205	Des Moines	2/12/99	2/12/02	5,524	\$ 16.00	\$ -	\$ -	\$ 10,143	\$ -	\$ 98,527	Liberty Court Operating Assn. A New Mexico Limited Partnership
Totals for Seat of Government						47,679						\$ 735,121	